

THE FAYETTE COUNTY PLANNING COMMISSION held a **Workshop** on May 1, 2003 at 8:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Public Meeting Room, Fayetteville, Georgia.

MEMBERS PRESENT: Jim Graw, Chairman
Al Gilbert, Vice-Chairman
Bob Harbison
Bill Beckwith
Douglas Powell

MEMBERS ABSENT: None

STAFF PRESENT: Peter Frisina, Senior Planner
Bill McNally, County Attorney
Delores Harrison, Zoning Technician
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

Welcome and Call to Order:

Chairman Graw called the meeting to order and introduced the Board Members and Staff.

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1. Discussion of the Fayette County Land Use Plan Map.

Pete Frisina presented three (3) alternatives for discussion to the P.C. regarding the Low Density Agricultural area north and south of Hwy. 54 West. He explained that the factors to consider in this area include: the Hwy. 54 West Corridor, existing and future nonresidential development along the Hwy. 54 West Corridor, the expansion of Fayette Community Hospital, the recent announcement of a large tract of land (Rivers Farm) which will become available for development, and infrastructure in the form of paved road and waterlines. He added that the land use boundaries would be established by utilizing creeks and roads.

Alternative One: Change the Low Density Agricultural (0.2 to 0.5 units/acre) area along the Hwy. 54 West Corridor to Low Density (.5 to 1 units/acre).

The southern boundary of the proposed Low Density area runs along Willow Road and follows a small stream into Lake Edith to the city limits of Fayetteville. This area encompasses a large area currently zoned R-40 (Signa Property). The northern boundary runs along Linden Road to an unnamed creek which runs into Sandy Creek to Whitewater Creek.

This proposal would create a one acre land use area along the Hwy. 54 West Corridor. Given current and future nonresidential development along the Hwy. 54 West Corridor, one (1) acre residential development would be appropriate along this corridor.

Al Gilbert stated that if the properties adjacent to the city limits were land used for one (1) acre residential that it may provide protection against future annexations.

Bob Harbison stated that Alternative One may need to be adopted first due to future annexations.

Doug Powell concurred with Mr. Harbison.

The P.C. generally concurred with Alternative One.

Alternative Two: Reduce the Low Density Agricultural (0.2 to 0.5 units/acre) area north of Hwy. 54 West to the immediate drainage basin of Whitewater Creek with remaining area land used for Low Density (.5 to 1 units/acre). This would also include the proposals of Alternative One.

The boundary of the immediate drainage basin generally runs along Sandy Creek Road south to Hood Road forming the eastern boundary and south along Lees Lake Road, Lees Mill Road and Gingercake Road forming the western boundary.

Factors in the area include predominance of paved roads and infrastructure in the form of existing water lines which are extending into other areas. Waterlines are now present on portions of both Ellison Road and Adams Road.

The P.C. expressed concern about future annexations.

Mr. Gilbert informed the P.C. that Fayette Community Hospital was proposing the first of many expansions for the hospital.

Chairman Graw and Mr. Harbison concurred with Mr. Gilbert.

The P.C. suggested that less area should be considered for Low Density (.5 to 1 units/acre).

Alternative Three: Change the entire Low Density Agricultural (0.2 to 0.5 units/acre) area north of Hwy. 54 West to Low Density (.5 to 1 units/acre).

In order to protect Whitewater Creek, an overlay could be placed on the creek for increased watershed protection.

Mr. Harbison stated that this alternative would have to be done in small increments over a long period of time. He added that the area involved in Alternative Three is too large.

Mr. Gilbert and Chairman Graw concurred.

The P.C. did not concur with this Alternative.

Legend

Mr. Frisina presented a handout for discussion regarding the Land Use Plan Map Legend as follows:

Existing	Option 1	Option 2
Agricultural Residential 0 to .2 Unit/Acre, 5 Acre Min.	Agricultural Residential 1 Unit / 5 Acres Min.	Agricultural Residential 1 Unit / 3 to 5 Acres
Low Density Agricultural .2 to .5 Unit/Acre	Rural Residential 1 Unit / 2 to 3 Acres	Rural Residential 1 Unit / 2 Acres
Low Density .5 to 1 Unit/Acre	Low Density Residential 1 Unit / 1 to 2 Acres	Low Density Residential 1 Unit / 1 Acre
Low Medium Density 1 to 4 Unit/Acre	Low Medium Density Residential 1 to 2 Units / 1 Acre	Low Medium Density Residential 1 to 2 Units / 1 Acre
Medium Density 4 to 8 Unit/Acre	Medium Density Residential 2 to 4 Units / 1 Acre	Medium Density Residential 2 to 4 Units / 1 Acre
High Density More Than 8 Unit/Acre	High Density Residential 5 Units / 1 Acre	High Density Residential 5 Units / 1 Acre
Mobile Homes	Mobile Homes	Mobile Homes

Mr. Frisina remarked that Staff was trying to make the density description under each category easier to understand in Options 1 and 2. He pointed out that Staff had also added the word “residential” after each category. He also pointed out that Staff had changed “Low Density Agricultural” to “Rural Residential”.

Mr. Harbison stated that he had a problem under Option 2. “Agricultural Residential 1 Unit / 3 to 5 Acres”. He said that Agricultural Residential should be a minimum of five (5) acres and anything less would be Rural Residential.

Mr. Frisina advised that “Low Medium Density”, “Medium Density”, and “High Density” does not exist on the current Land Use Plan Map because over time it had either been annexed or removed. He confirmed that there is not a zoning category which allows more than eight (8) units per acre.

Mr. Frisina asked the P.C. if they wanted ranges in the Legend.

The P.C. generally concurred with Option 1. with ranges.

Conclusion

Mr. Frisina advised that Staff would take the P.C. suggestions into considerations and would present new proposals at a future Workshop.

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Chairman Graw asked if there was any further business. Hearing none, Chairman Graw made a motion to adjourn the workshop. Al Gilbert seconded the motion. The motion unanimously passed 5-0. The Workshop adjourned at 8:40 P.M.

PLANNING COMMISSION

OF

FAYETTE COUNTY

ATTEST:

JIM GRAW
CHAIRMAN

ROBYN S. WILSON
P.C. SECRETARY